




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		<b>60</b>
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	



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Extended semi detached villa, in need of modernisation, located within this popular residential location.

## Property

We are delighted to present to the open market this extended semi detached villa.

Internally the property offers bright accommodation comprising three bedrooms, two reception rooms, kitchen open plan to dining and family area and bathroom. Further benefits include oil fired central heating and double glazed windows and doors. Externally there is off street car parking to front and enclosed garden to rear.

The property is only a short stroll from the many day to day amenities on the Comber Road. Local Schools, the Glider transport link and the Ulster Hospital are also close at hand.

The property is in need of modernisation, however we have no doubt that it will create an early interest on today's market. Ideal for investor/builder.

## Location

EPC Rating: E

### **Reeds Rains Ltd - Ballyhackamore**

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